



4 Puddingbag Lane | Bozeat | NN29 7LN



Matthew
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Offers In The Region Of £350,000

A large detached three/four bedroom period cottage located down a single track no through lane with the advantage of an attached garage and walled garden. Offered with no onward chain, the cottage offers a gas fired radiator heating system, some sealed unit double glazing, a nicely fitted kitchen/dining room and refitted first floor bathroom. With the majority of the rooms enjoying a southerly aspect, the cottage offers light and flexible living space with scope to personalise to a buyers tastes or requirements. Briefly comprising a kitchen/dining room and sitting room with staircase to a larger landing with access to two double bedrooms and the bathroom. A further staircase leads to the fourth bedroom/mezzanine and the master bedroom. Recommended.

- Detached three/four bedroom three storey cottage
- Oversized single garage
- Well fitted kitchen and refitted bathroom
- Delightful no through lane location
- Gas fired radiator heating system
- Lots of scope to still personalise

Timber entrance door from the front into the

Dining Area

13'6" x 10'4" (4.12 x 3.17)

Window incorporating a seat to the front, radiator, feature exposed stone walls, tiled floor, door to the sitting room, opens through with peninsular style divide into the

Kitchen Area

13'0" x 7'3" (3.97 x 2.22)

Fitted with a range of 'in frame' shaker style cabinets with solid wood worktops over. Inset one and a half bowl stainless steel sink with mixer tap, range style combination cooker with stainless steel splash and extractor above. Integrated fridge/freezer and dishwasher, plate rack, tiled floor, window to rear.

Sitting Room

13'4" x 17'7" (4.07 x 5.38)

Window incorporating seat to the front, further window and timber door to the rear garden, radiator, feature stone built fireplace with feature walls to either side, staircase to the first floor with storage below.

First Floor Landing

Window to rear, radiator, large storage cupboards, wall lights, further staircase to the second floor, doors to all first floor rooms.

Bedroom Two

13'4" x 12'3" (4.08 x 3.75)

Deep silled window to the front, radiator, wall lights.

Bedroom Three

13'5" x 8'10" (4.09 x 2.71)

Deep silled window to the front, radiator, feature fireplace, wall lights, exposed timber flooring.

Bathroom

13'8" x 5'4" (4.17 x 1.64)

Refitted with a three piece suite comprising a low level WC, vanity wash hand basin and 'P' shaped bath with shower above and glazed screen to the side. Tiled splash areas, tiled floor, wall light, airing cupboard and further storage, deep silled window the front.

Mezzanine/Bedroom Four

13'2" x 18'1" (4.03 x 5.52)

Window to the front and rear, radiator, semi vaulted ceiling.

Bedroom One

13'5" x 18'3" (4.09 x 5.58)

Window to the front and rear, radiator, wall lights, semi vaulted ceiling.

Garage

12'7" x 18'2" (3.85 x 5.54)

Up and over door, power and light connected, plumbing for washing machine and floor mounted central heating boiler.

Outside

Accessed via a single track lane, planted beds and access to the front door and attached garage.

Rear Garden

Mainly lawned with paved patio area, planted beds and areas of gravel. Not considered directly overlooked.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

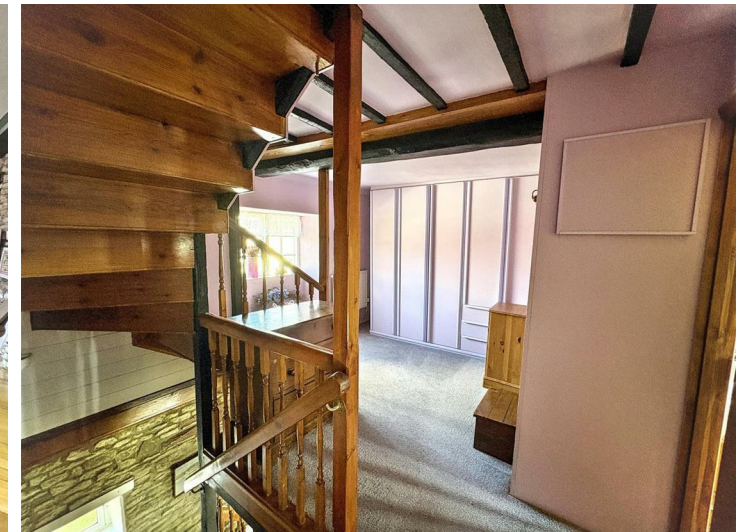
Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

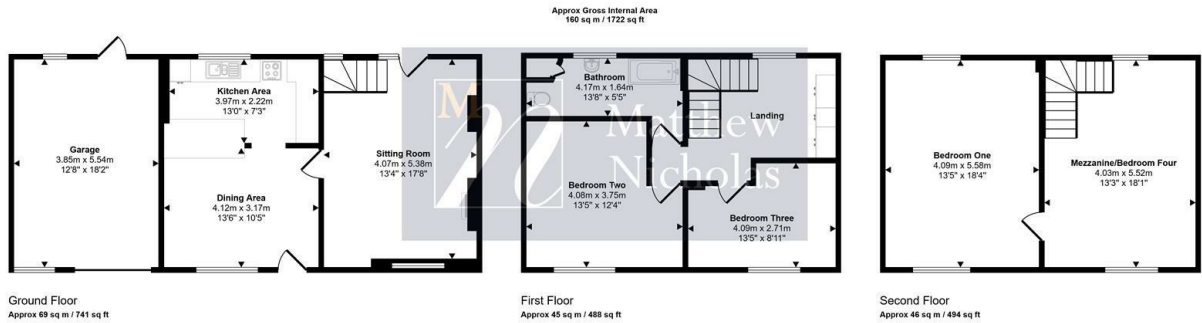
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Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.





Further Information

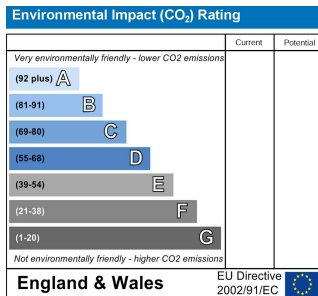
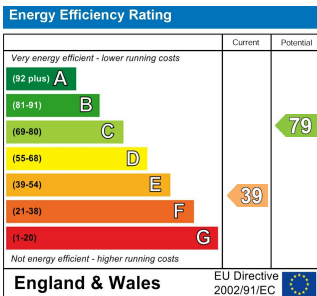


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Local Authority: North Northamptonshire Council

Tax Band: E

Floor Area: 1722.00 sq ft



Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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